

1:100 @ A1 + 1:200 @ A3



LEGEND

- EXISTING TREE ON SURVEY TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- SITE BOUNDARY
- EXISTING STRUCTURE / HARD LANDSCAPE TO BE DEMOLISHED
- - - EXTENT OF EXISTING 2 STOREY BUILDING TO BE REMOVED
- CONSTRUCTION WASTE AND RECYCLING ZONE
- ➔ VEHICLE ACCESS/ MANEUVERING TO SITE

DA01 Stewart House
44 Kooloora Ave., Freshwater

Demolition Plan and Construction Waste Management

8/12/20 DA Submission

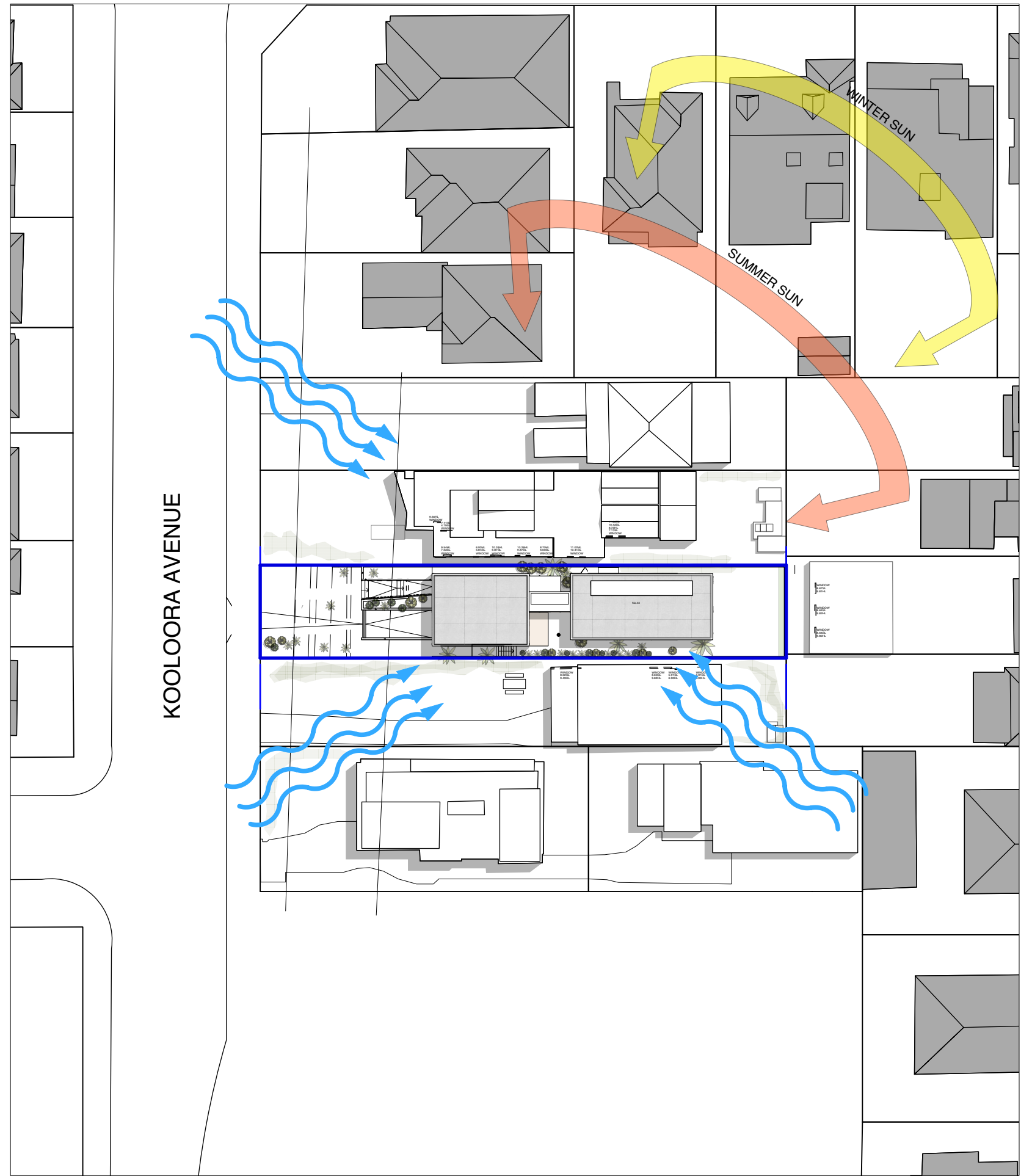


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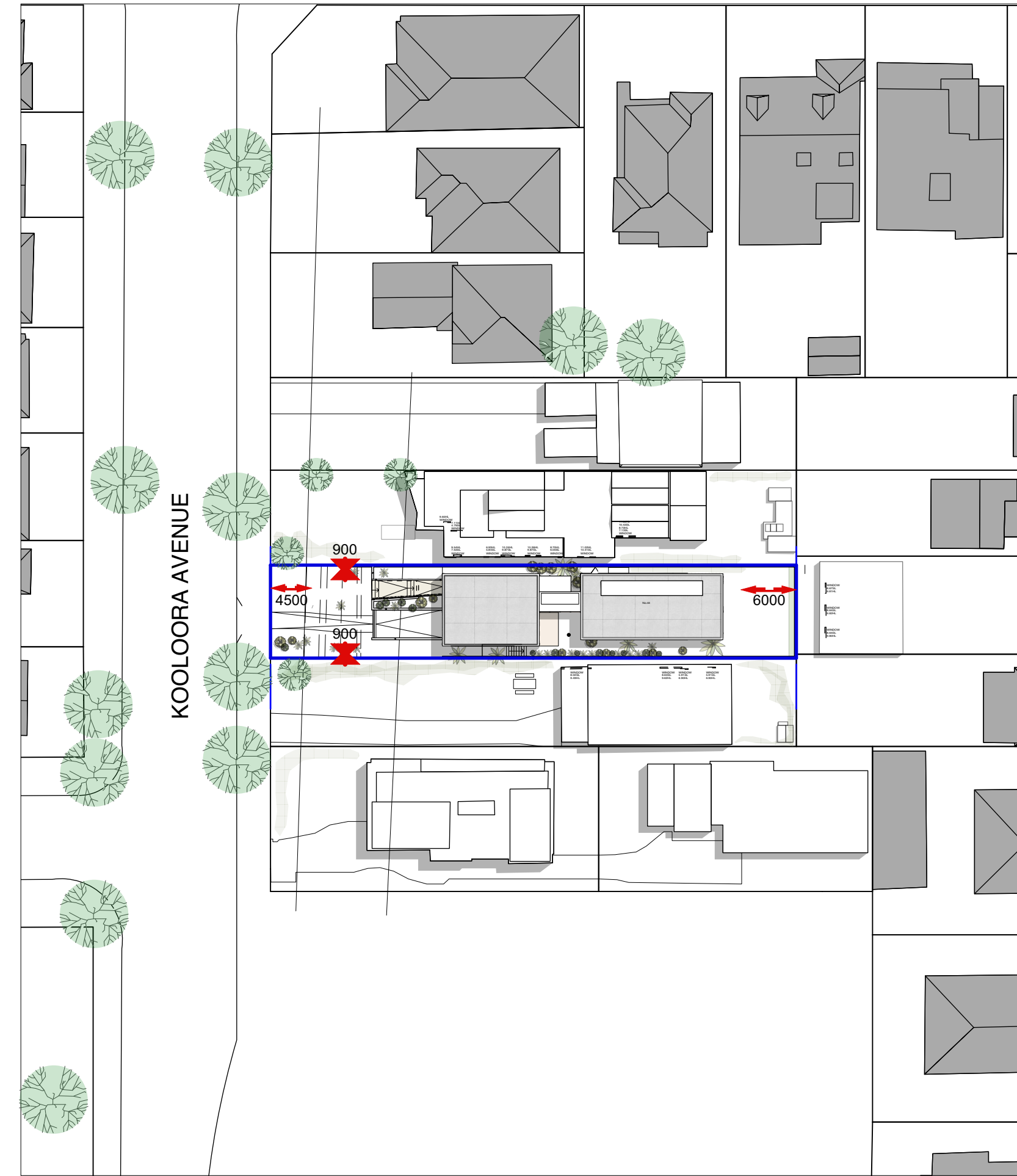
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www.brewsterhjorth.com.au

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larry melocco reg 5481
andrew hjorth reg 5413

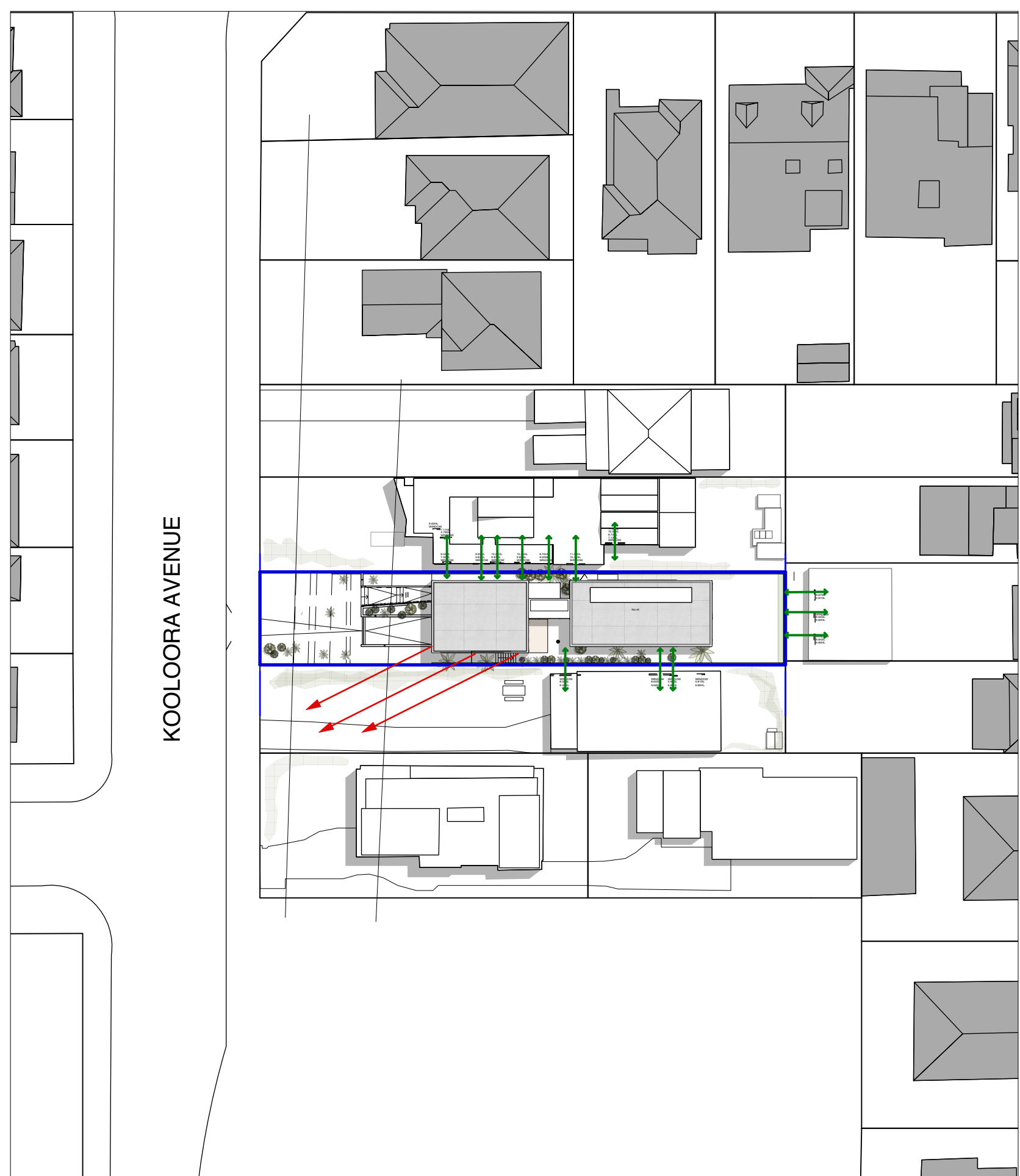
21910 DA02-05 Plans & Site plans .vwx



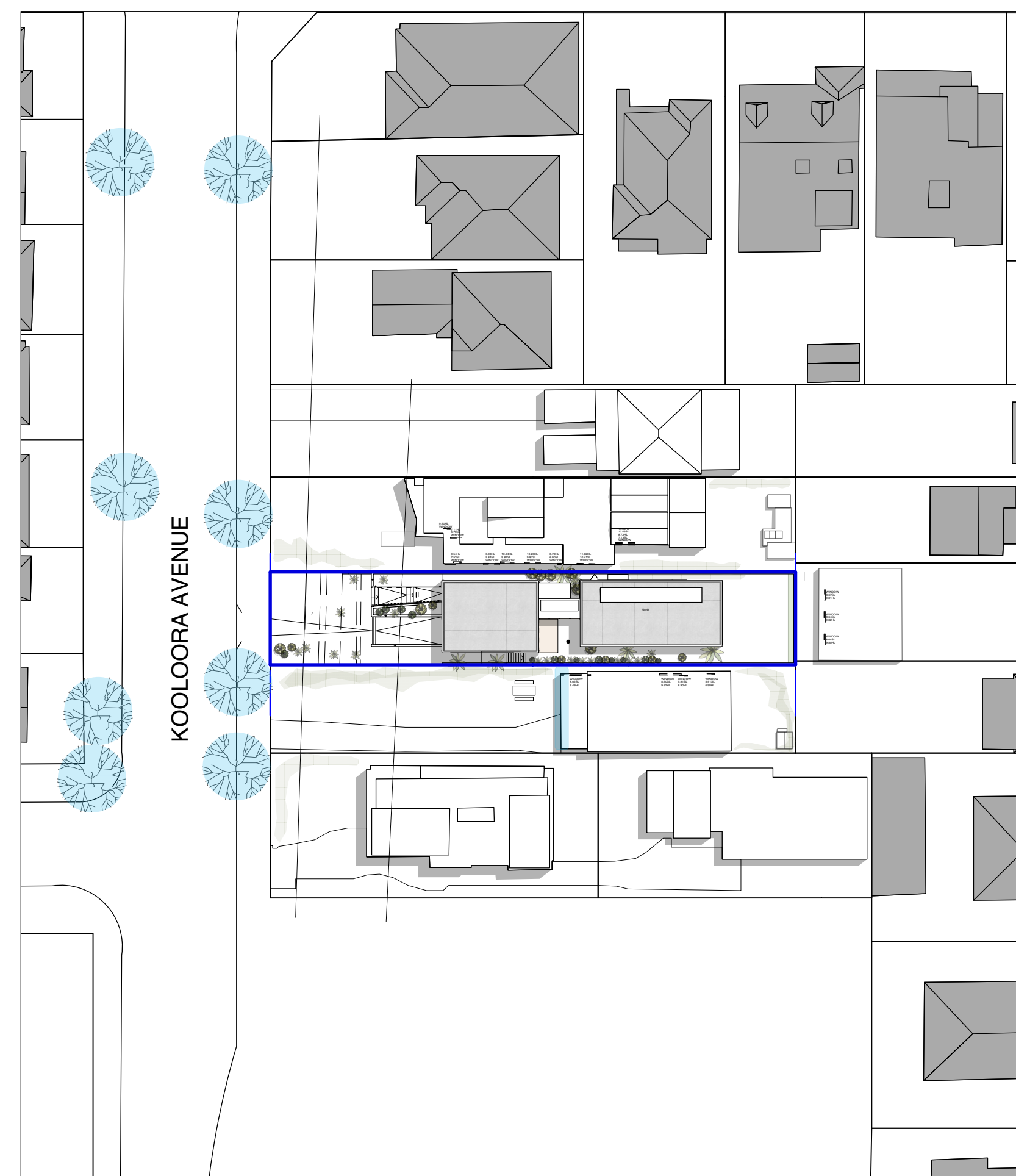
Sun Path and Wind Path



Vegetation Plan and Setbacks



View To Beach & Overlooking



Heritage & Flooding



1:500 @ A1 + 1:1000 @ A3

LEGEND

- OVERLOOKING
- VIEW TO BEACH
- VEGETATION
- WIND DIRECTION
- RISK OF FLOODING
- SITE BOUNDARY

DA02 Stewart House
44 Kooloora Ave., Freshwater

Site Analysis

8/12/20 DA Submission



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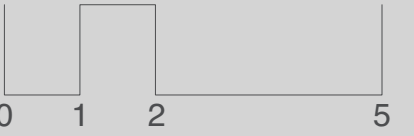
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andrew hjorth reg 5413



Roof & Site Plan



1:100 @ A1 + 1:200 @ A3



- LEGEND
- EXISTING TREE ON SURVEY TO BE RETAINED
 - SITE BOUNDARY
 - SITE SETBACKS

- AMENDMENTS:
1. SIDE SETBACK INCREASED
 2. CLERESTORY SETBACK INCREASED

DA03 Stewart House
44 Kooloora Ave., Freshwater

Site Plan and Roof Plan

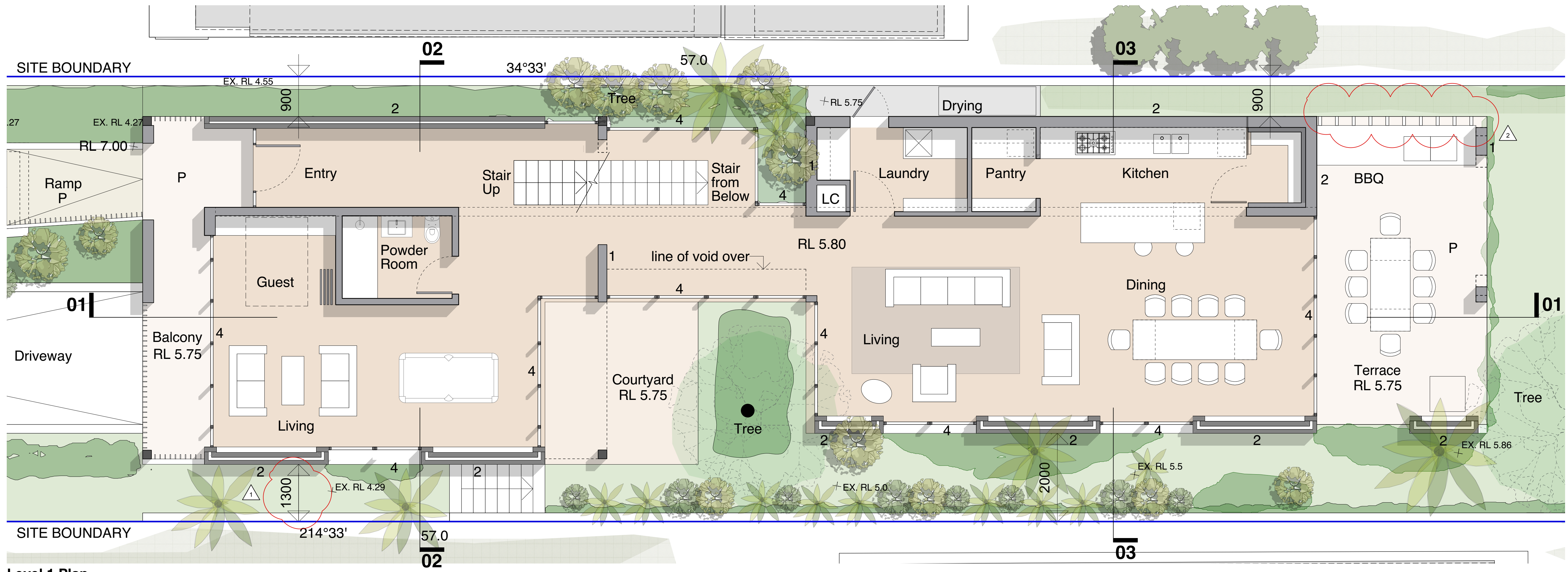
8/12/20 DA Submission



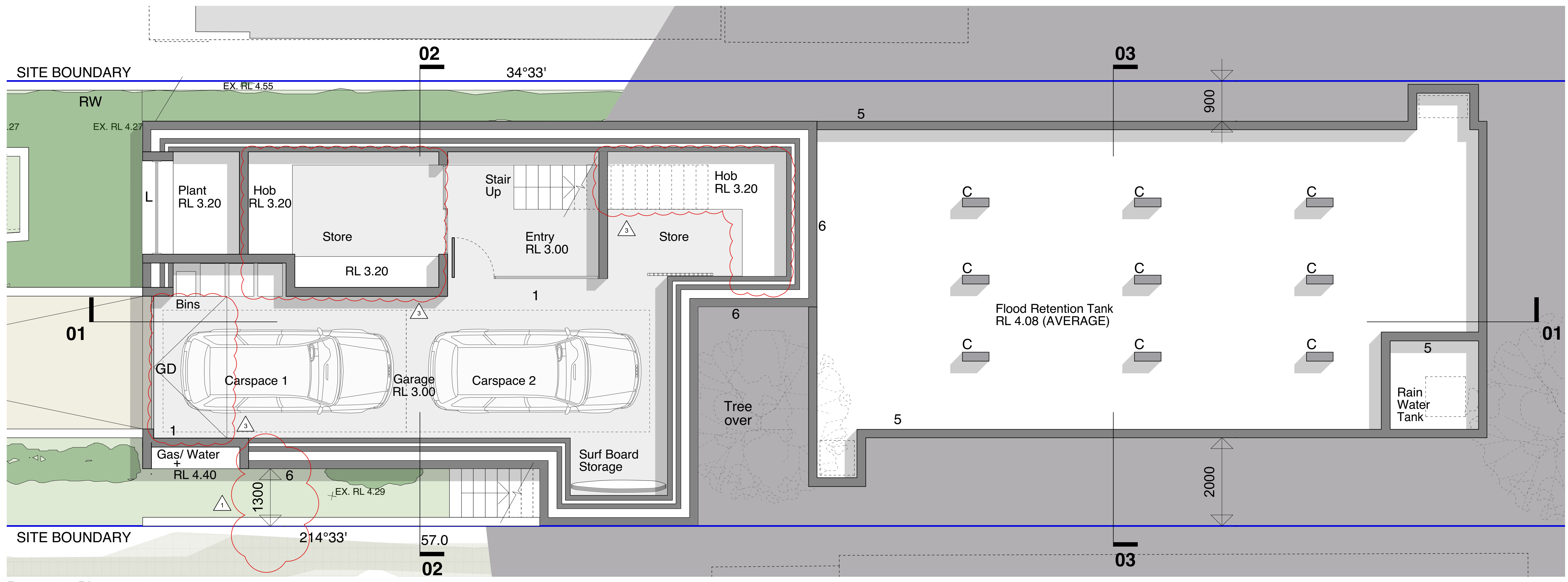
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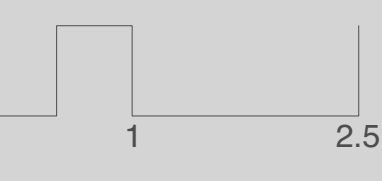
Level 1 Plan



Basement Plan



1:50 @ A1 + 1:100 @ A3



- LEGEND**
- EXISTING TREE ON SURVEY TO BE RETAINED
 - SITE BOUNDARY
 - SITE SETBACKS
 - C COLUMN
 - GD GARAGE DOOR
 - G GUTTER
 - L LOUVRE
 - P PAVING
 - RW RETAINING WALL
 - 1 CONCRETE
 - 2 CAVITY BRICKWORK
 - 3 SINGLE GLAZED LOW-E GLASS U 4.7 SHGC 0.63
 - 4 DOUBLE GLAZED LOW-E GLAZED U 3.74 SHGC 0.62
 - 5 BLOCKWORK 'ECO-BLOCK'
 - 6 PILE CAVITY BLOCKWORK WALL

- AMENDMENTS:**
1. SIDE SETBACK INCREASED
 2. PRIVACY SCREEN ADDED
 3. GARAGE FLOOR LEVEL AMENDED

DA04 Stewart House
44 Kooloora Ave. Freshwater

8/12/20 DA Submission



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21910 DA02-05 Plans & Site Plans - wvw



1:50 @ A1 + 1:100 @ A3

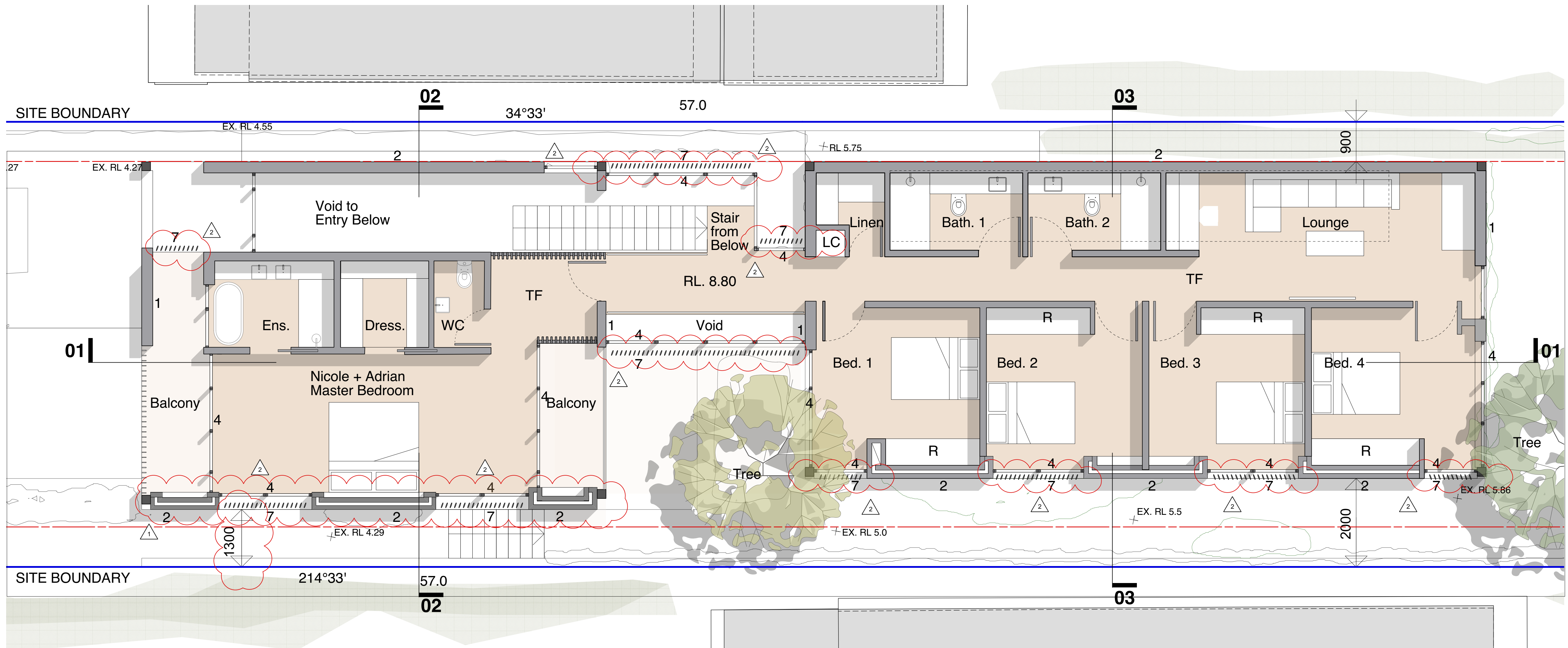


LEGEND

- EXISTING TREE ON SURVEY TO BE RETAINED
- SITE BOUNDARY
- COLUMN
- GARAGE DOOR
- GUTTER
- LOUVRE
- PAVING
- RETAINING WALL
- TIMBER FLOOR
- ROBE
- CONCRETE
- CAVITY BRICKWORK
- SINGLE GLAZED LOW-E GLASS U 4.7 SHGC 0.63
- DOUBLE GLAZED LOW-E GLAZED U 3.74SHGC 0.62
- BLOCKWORK 'ECO-BLOCK'
- PILE CAVITY BLOCKWORK WALL
- ALUMINIUM PRIVACY SCREEN

AMENDMENTS:

1. SIDE SETBACK INCREASED
2. PRIVACY SCREEN ADDED



Level 2 Plan

DA05 Stewart House

44 Kooloora Ave. Freshwater

Level 2 Plan

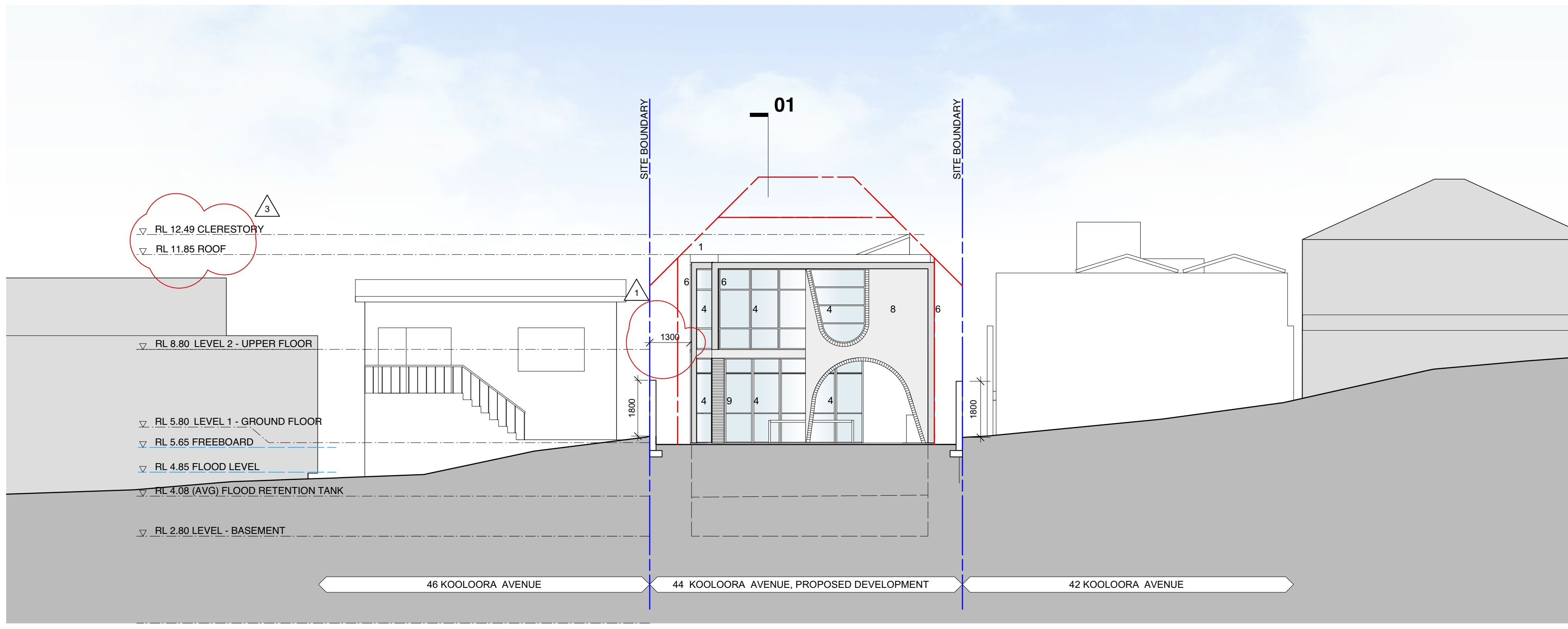
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North East Elevation

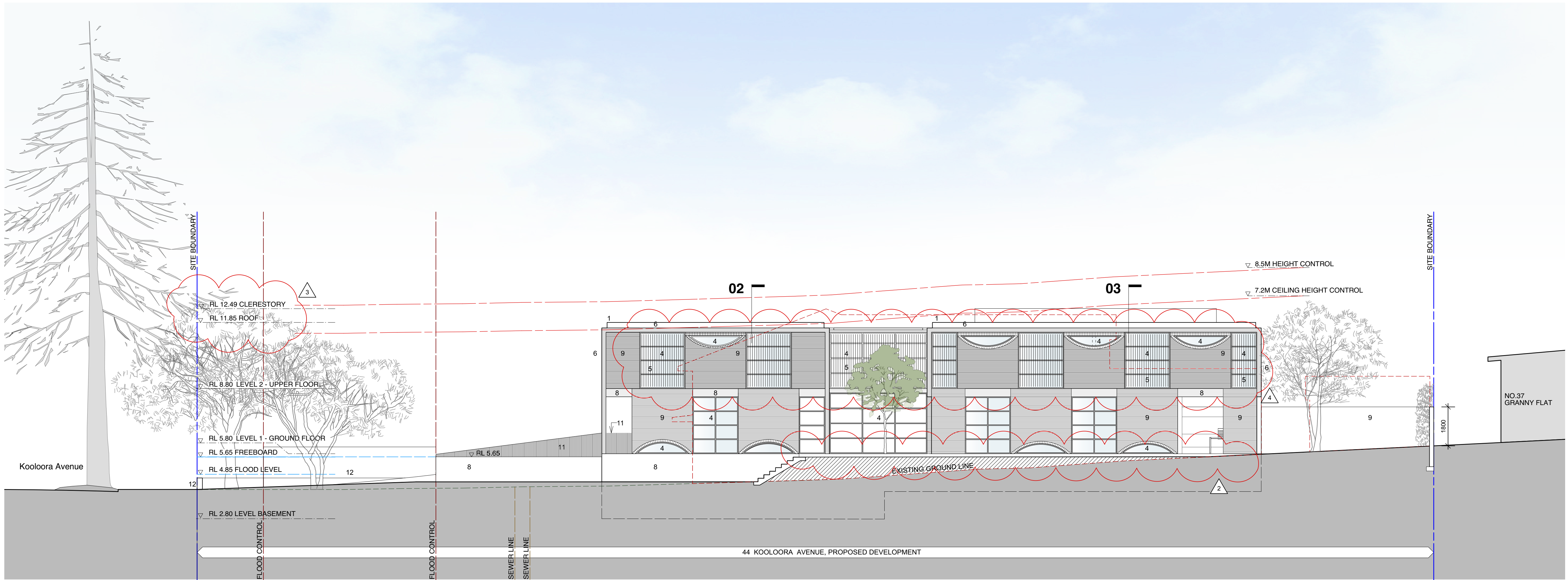
1:100 @ A1 + 1:200 @ A3



- 1 ROOF AND GUTTERS
- 2 UPPER WALLS
- 3 SOFFIT
- 4 GLAZED ALUMINIUM WINDOWS AND DOORS
- 5 ALUMINIUM PRIVACY SCREENS
- 6 STRUCTURAL STEEL
- 7 TIMBER
- 8 CONCRETE
- 9 BRICKWORK
- 10 EXTERNAL PAVING
- 11 STEEL BALUSTRADES
- 12 EXISTING FENCE RENDER + PAVING

AMENDMENTS:

- 1. SIDE SETBACK INCREASED
- 2. GROUND LEVEL AMENDED
- 3. ROOF HEIGHT REDUCED
- 4. PRIVACY SCREEN ADDED



South East Elevation

Stewart House
44 Kooloora Ave., Freshwater

North East and
South East Elevation

DA06

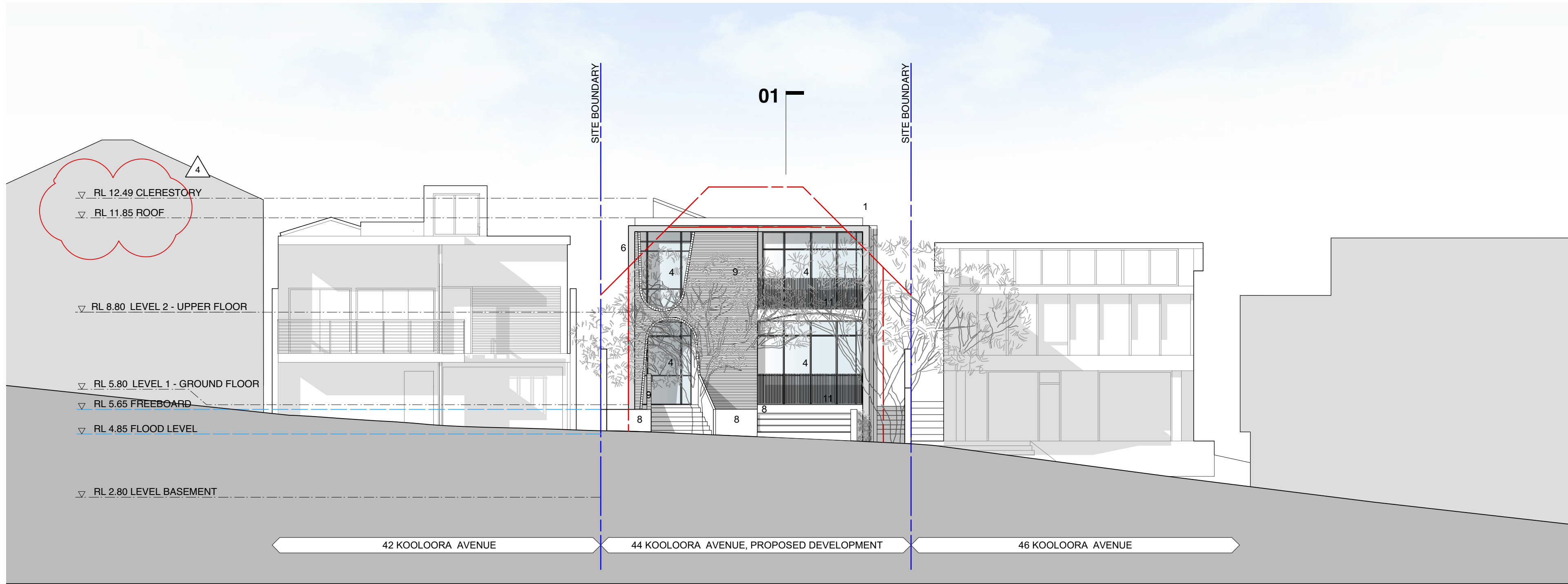
8/12/20 DA Submission



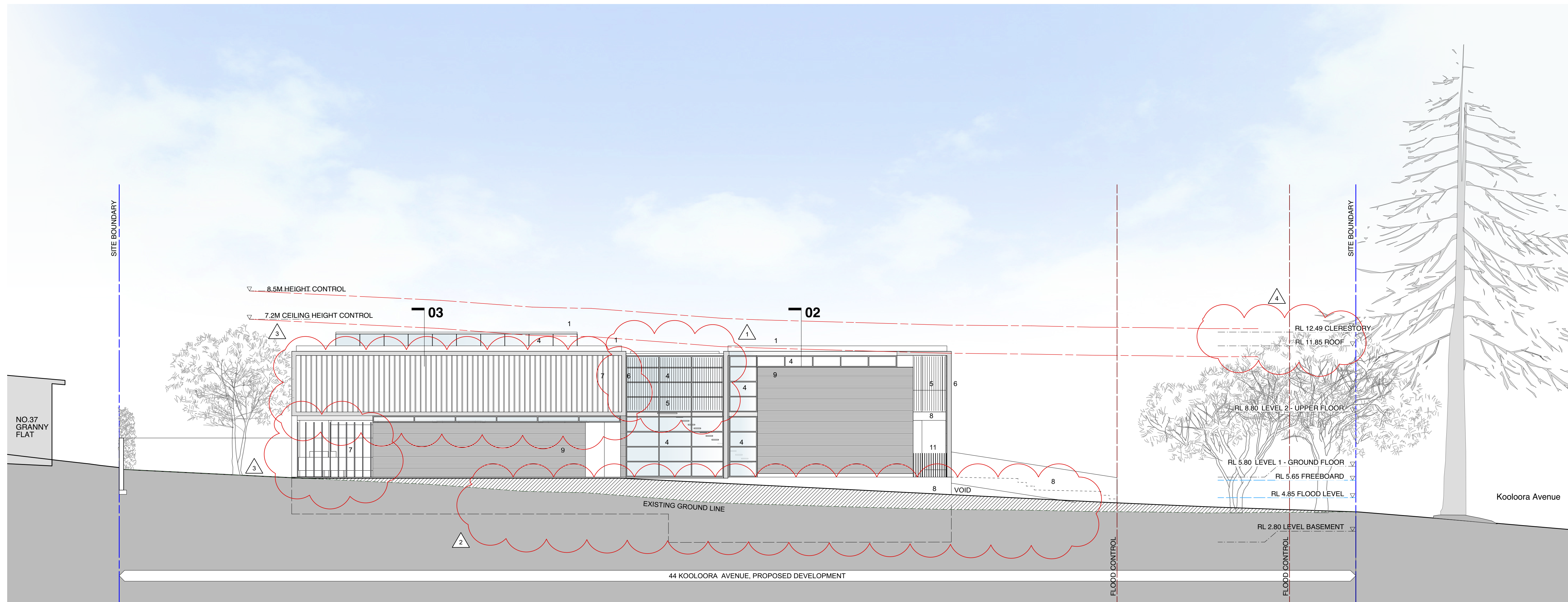
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South West Elevation (Kooloora Avenue)



North West Elevation

1:100 @ A1 + 1:200 @ A3



- 1 ROOF AND GUTTERS
- 2 UPPER WALLS
- 3 SOFFIT
- 4 GLAZED ALUMINIUM WINDOWS AND DOORS
- 5 ALUMINIUM PRIVACY SCREENS
- 6 STRUCTURAL STEEL
- 7 TIMBER
- 8 CONCRETE
- 9 BRICKWORK
- 10 EXTERNAL PAVING
- 11 STEEL BALUSTRADES

AMENDMENTS:

- 1. PRIVACY SCREEN ADDED
- 2. GROUND LEVEL AMENDED
- 3. TIMBER BOARDING ADDED
- 4. ROOF HEIGHT REDUCED

Stewart House
44 Kooloora Ave., Freshwater

South West and North West Elevation

DA07

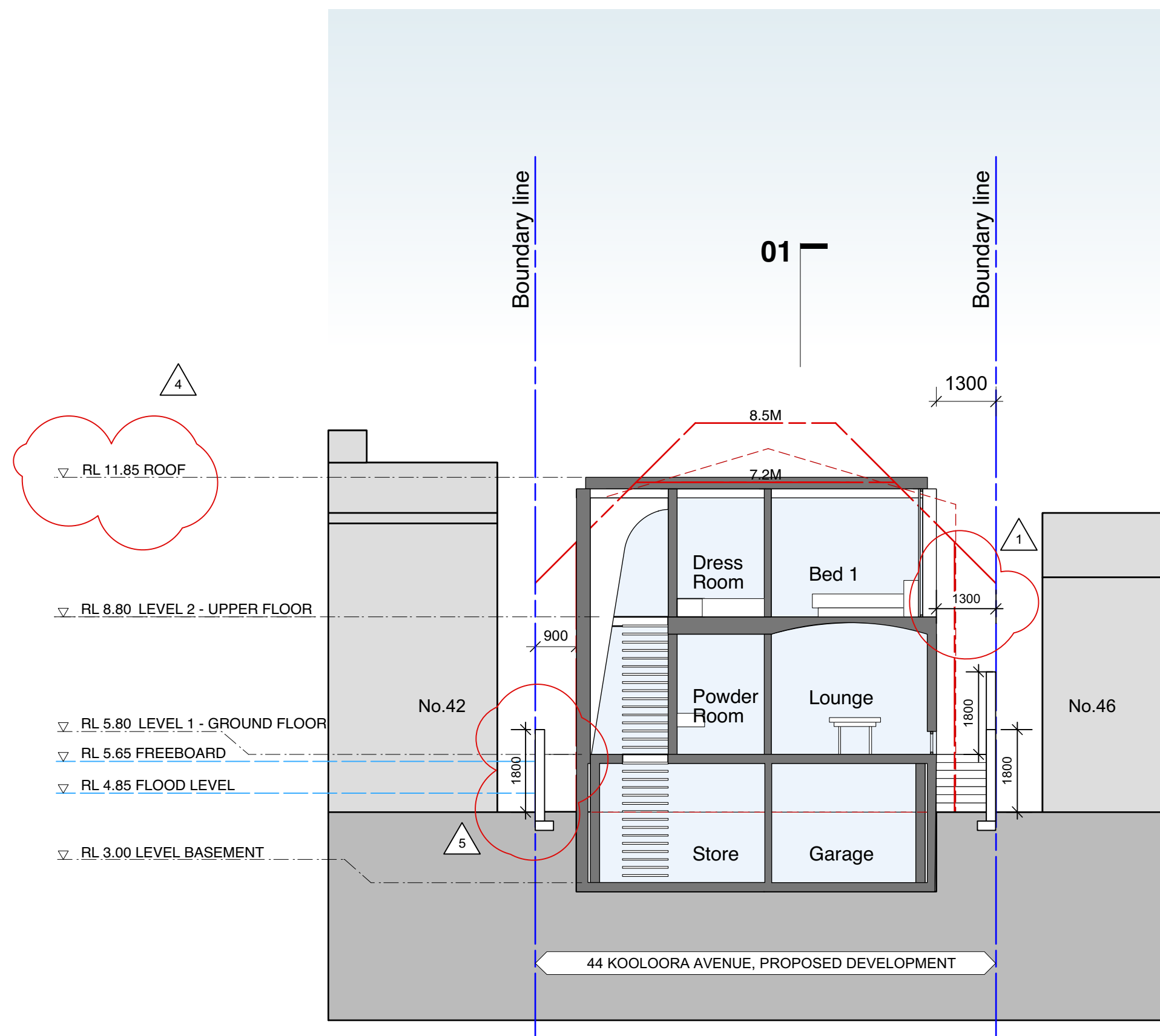
8/12/20 DA Submission



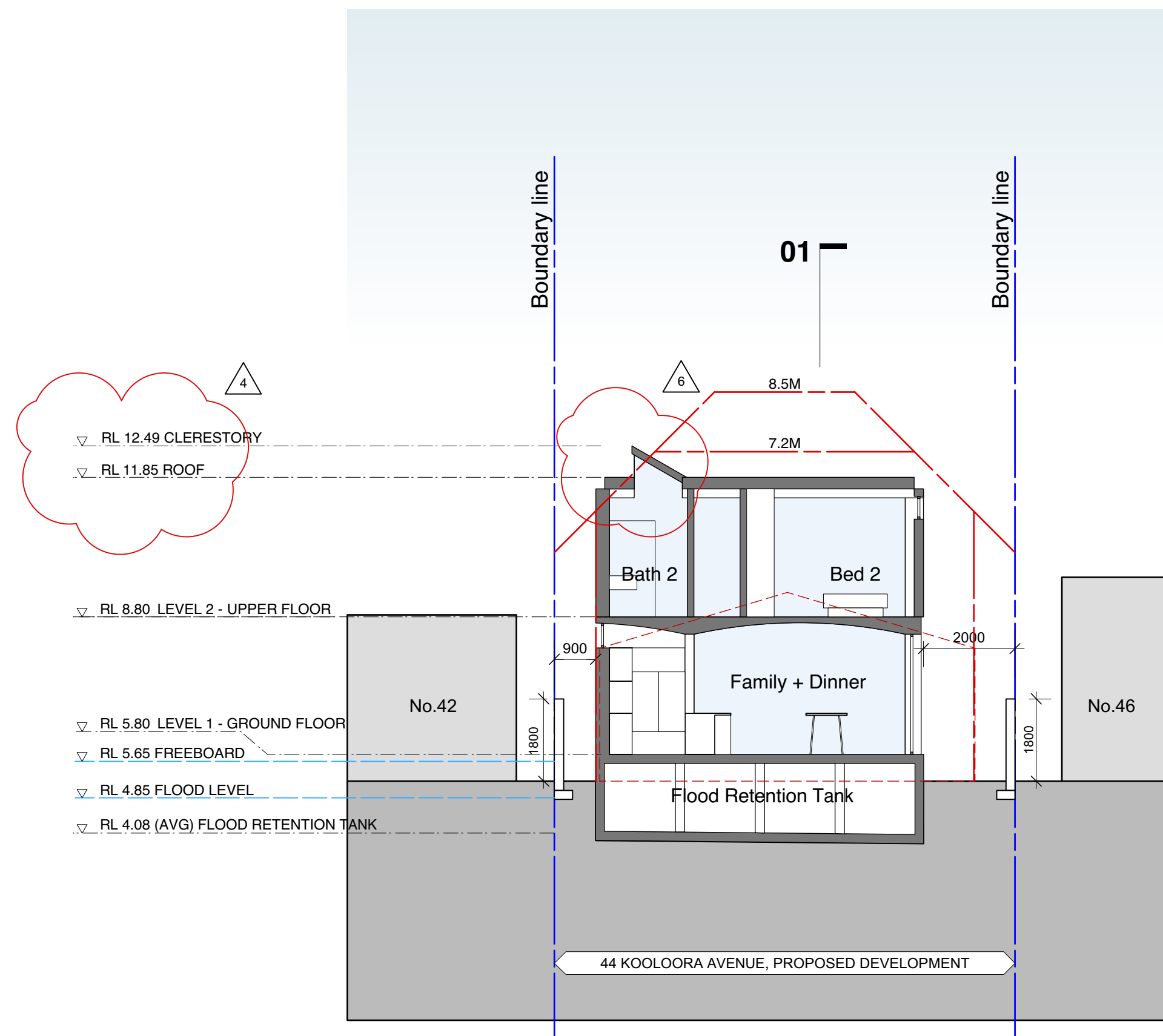
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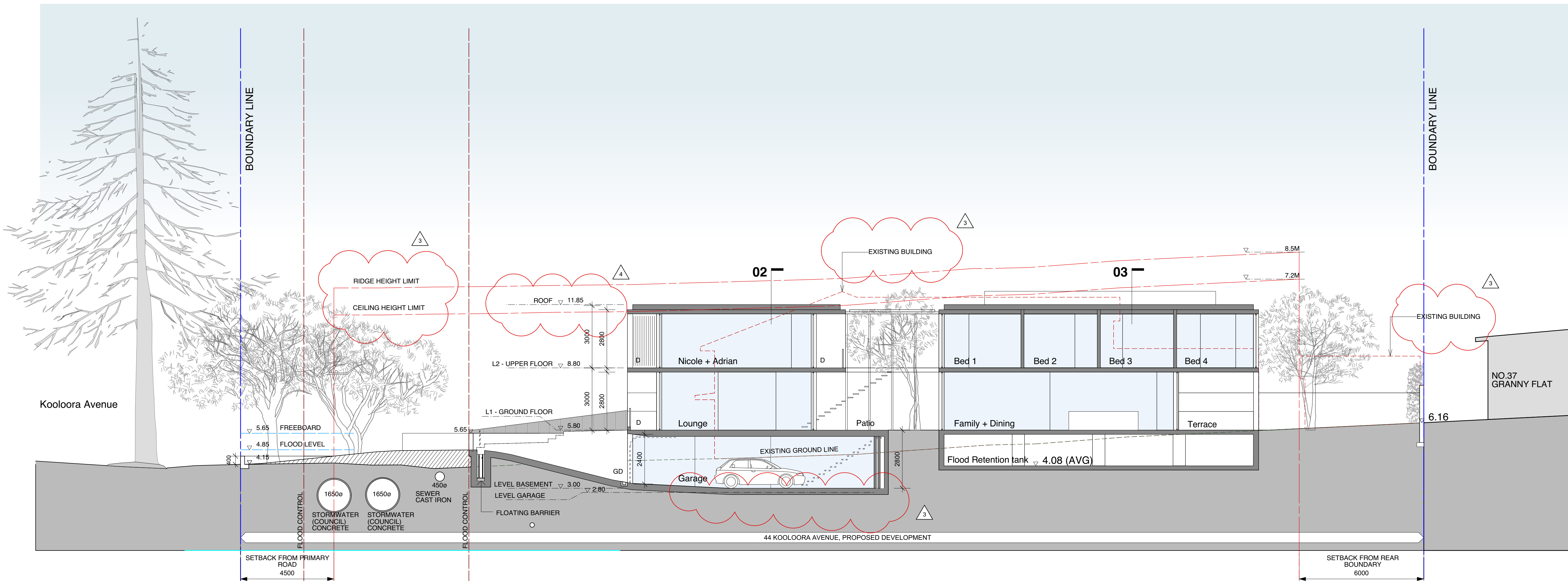
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Section 2

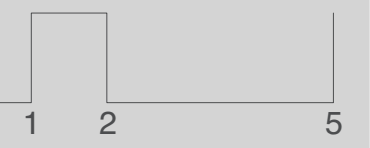


Section 3



Section 1

1:100 @ A1 + 1:200 @ A3



- AMENDMENTS:
1. SIDE SETBACK INCREASED
 2. BASEMENT SLAB LEVEL AMENDED
 3. NOTE ADDED
 4. ROOF HEIGHT REDUCED
 5. WALL HEIGHT REDUCED
 6. SKYLIGHT SETBACK INCREASED

DA08 Stewart House
44 Kooloora Ave., Freshwater

Sections

8/12/20 DA Submission

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Shadow Analysis

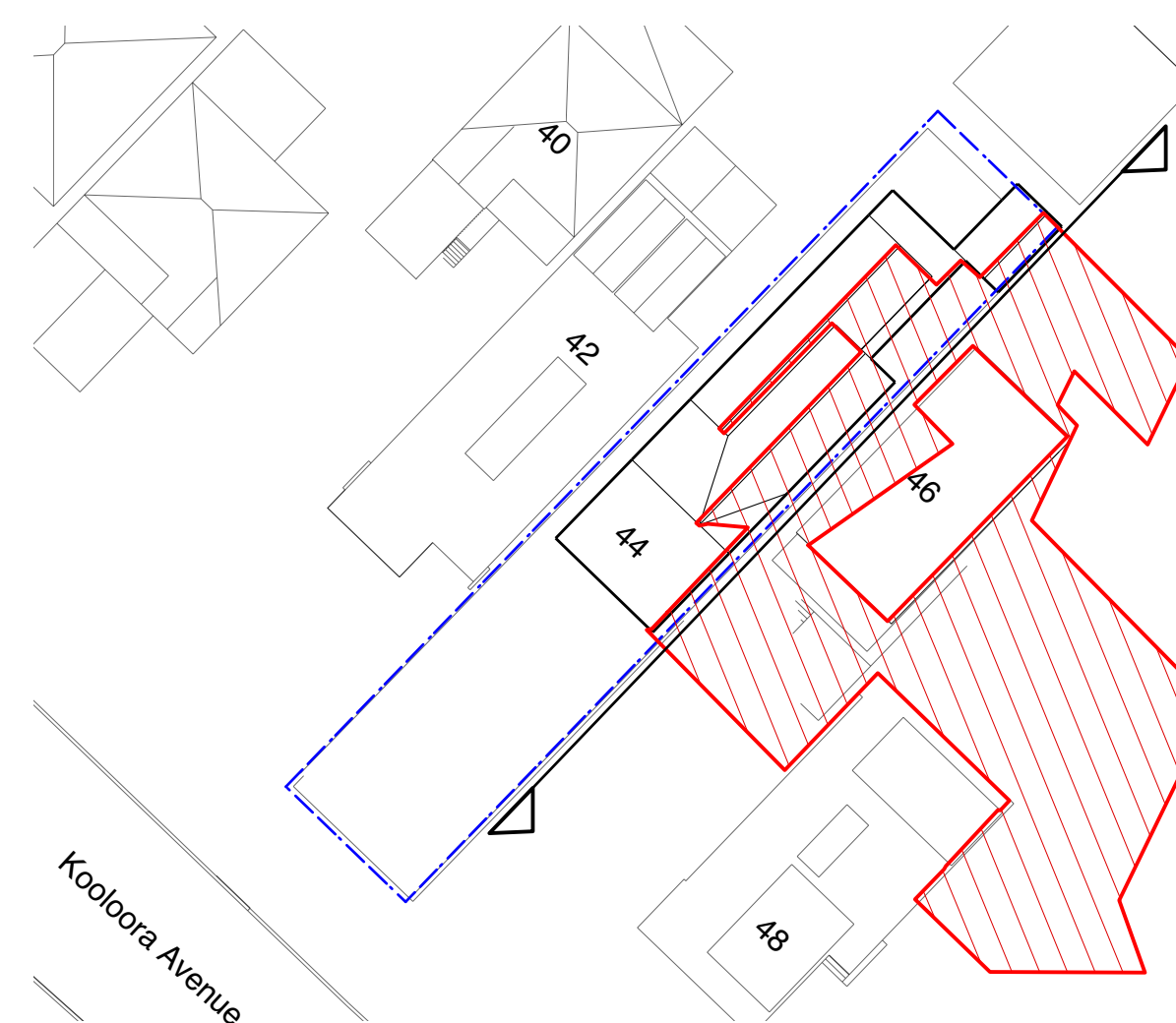
Existing



EXISTING
WINTER (21 JUNE)
9AM



EXISTING
WINTER (21 JUNE)
12PM



EXISTING
WINTER (21 JUNE)
3PM

Proposed



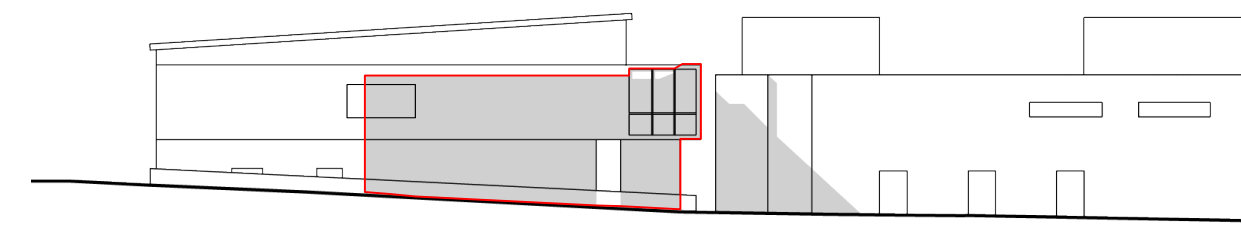
PROPOSED
WINTER (21 JUNE)
9AM



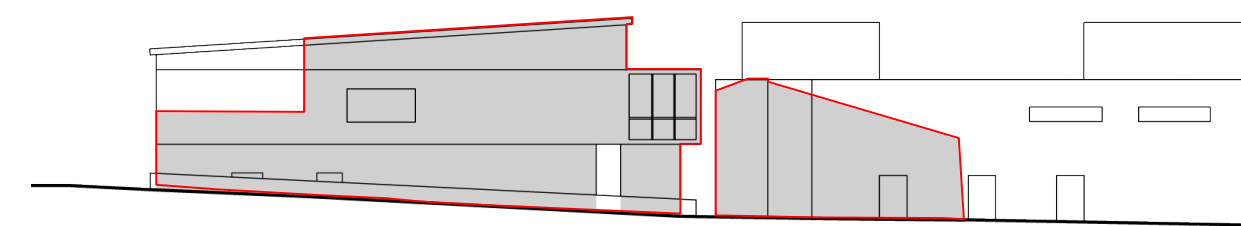
PROPOSED
WINTER (21 JUNE)
12PM



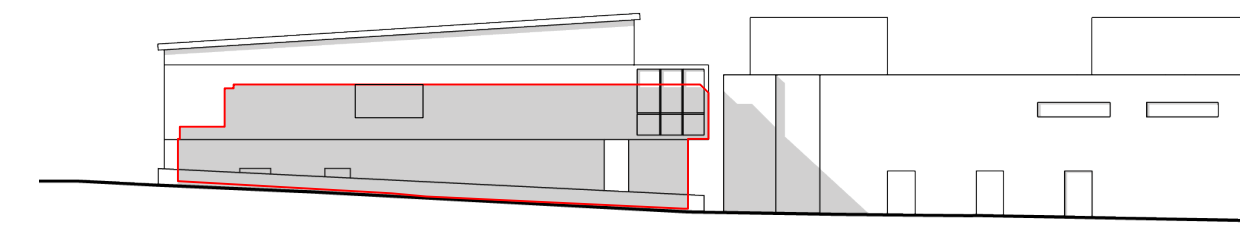
PROPOSED
WINTER (21 JUNE)
3PM



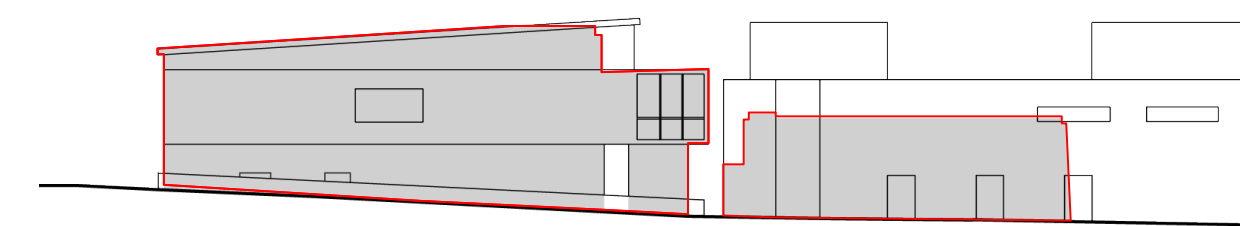
EXISTING
WINTER (21 JUNE) - ELEVATION
12PM



EXISTING
WINTER (21 JUNE) - ELEVATION
3PM

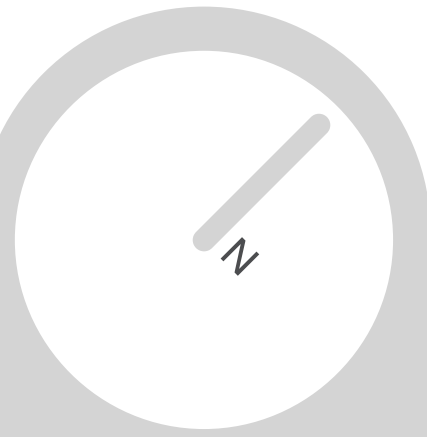


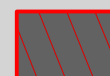
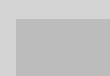
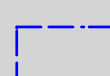
PROPOSED
WINTER (21 JUNE) - ELEVATION
12PM



PROPOSED
WINTER (21 JUNE) - ELEVATION
3PM

NOTE:
SHADOW DIAGRAMS HAVE BEEN
CREATED USING SOFTWARE:
SKETCHUP PRO VERSION 2018



-  Shadow Casted From Current Development
-  Shadow Casted From Surrounding Building
-  Site Boundary

Stewart House
44 Koobora Ave., Freshwater

DA09

26/8/20 DA Submission



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Shadow Analysis

Existing



EXISTING
SUMMER (22 DEC)
9AM

Proposed



NOTE:
SHADOW DIAGRAMS HAVE BEEN
CREATED USING SOFTWARE:
SKETCHUP PRO VERSION 2018

PROPOSED
SUMMER (22 DEC)
9AM



EXISTING
SUMMER (22 DEC)
12PM



PROPOSED
SUMMER (22 DEC)
12PM



EXISTING
SUMMER (22 DEC)
3PM



PROPOSED
SUMMER (22 DEC)
3PM



- Shadow Casted From Proposed Development
- Shadow Casted From Surrounding Building
- Site Boundary

Stewart House
44 Kooloora Ave. Freshwater

DA10

26/8/20 DA Submission



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Shadow Diagram Summer
Existing and Proposed



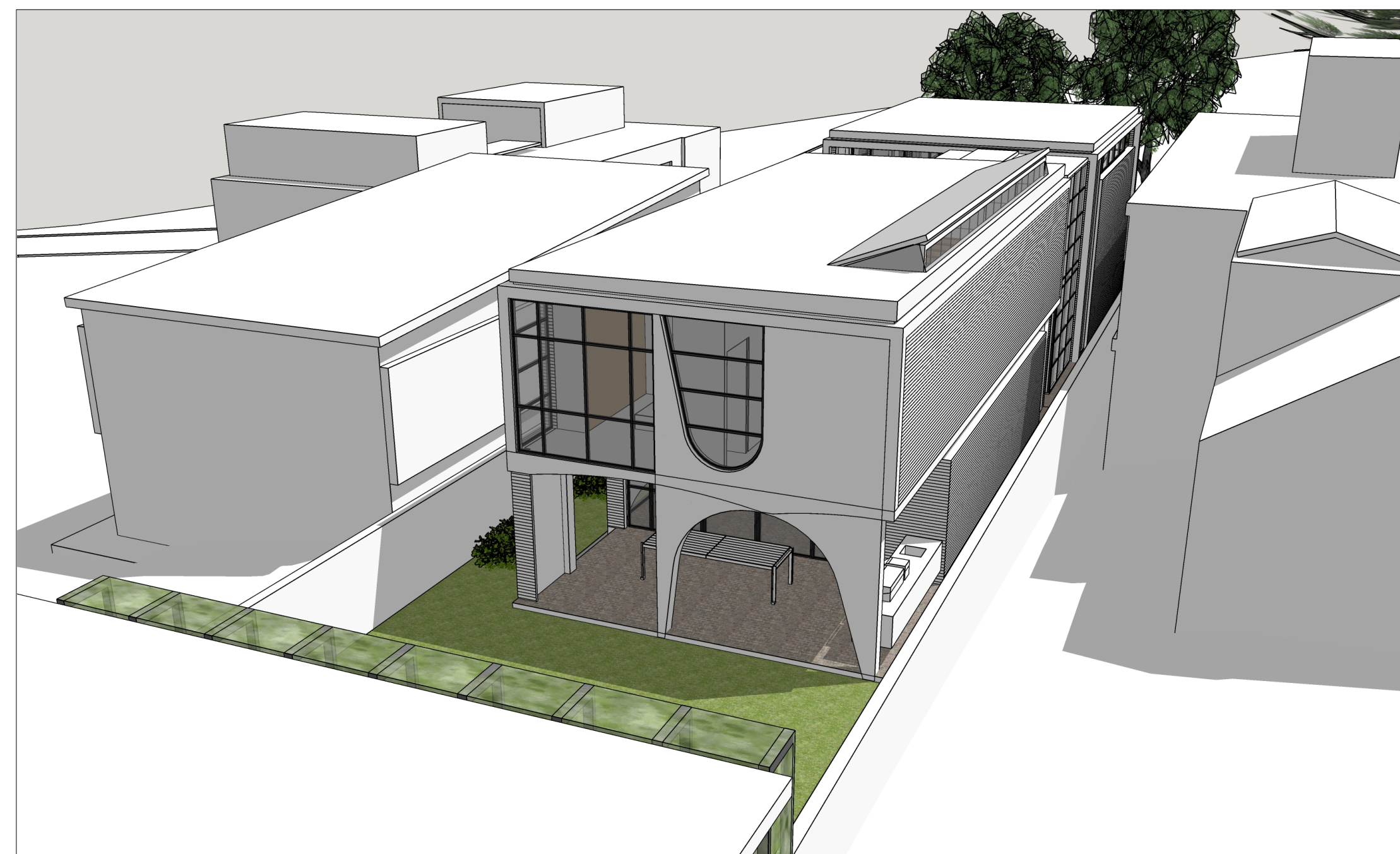
Perspective A :
Front facade from Kooloora Avenue



Perspective B :
Front facade from Kooloora Avenue



Perspective C :
Aerial view of the eastern facade



Perspective D :
Rear view of the northern facade

NOT TO SCALE

Stewart House
44 Kooloora Ave. Freshwater

DA11

8/9/20 DA Submission



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Perspectives

2/19/10 DA02-05 Plans & Site plans v2017.vwx

roof + gutters

01

upper walls

02

soffit

03

glazed windows and doors

04

aluminium windows and doors

05

structural steel

06

timber screen

07

concrete

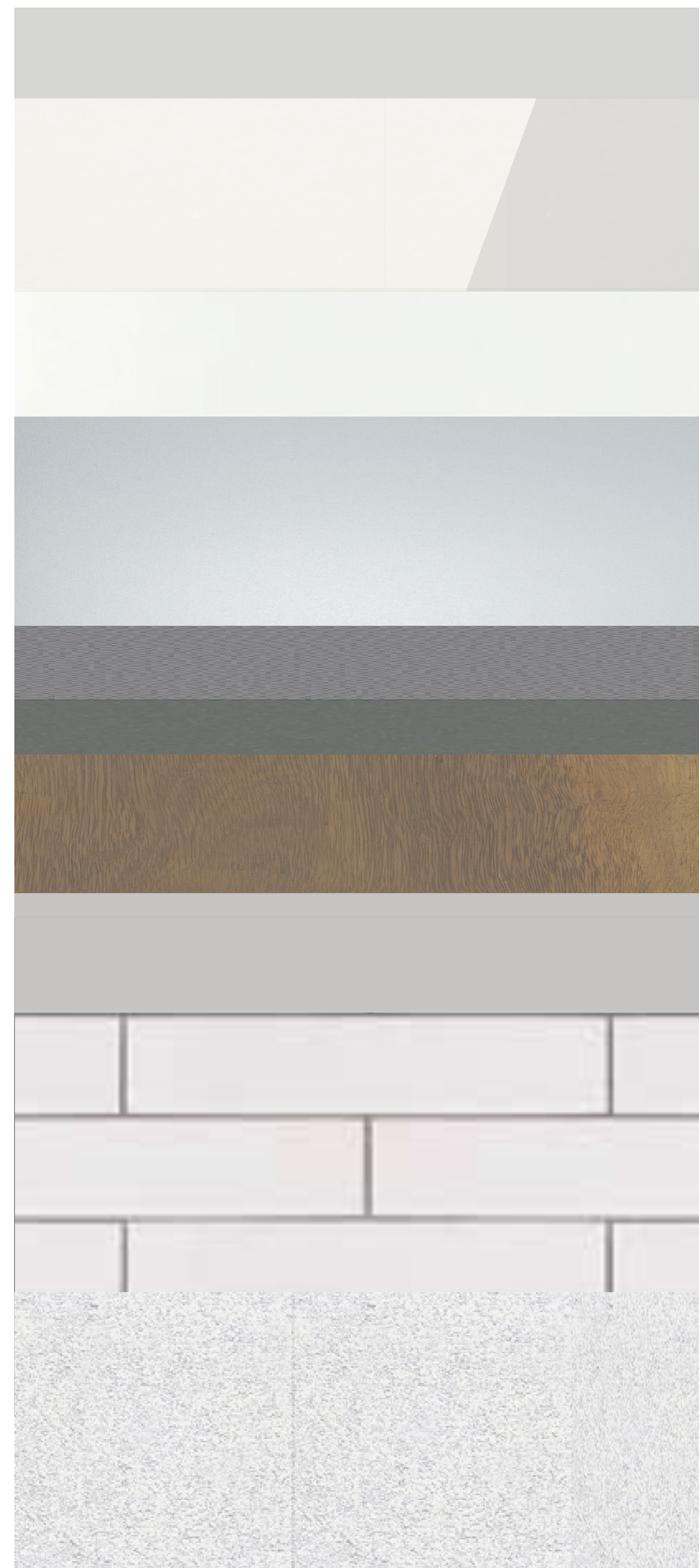
08

brickwork

09

external paving

10



NOT TO SCALE

Stewart House
44 Kooloora Ave. Freshwater

DA12

26/8/20 DA Submission



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Colours & Finishes Sample Board



Perspective A :
Front facade from Kooloora Avenue



Perspective B :
Front facade from Kooloora Avenue



Perspective C :
Aerial view of the eastern facade



Perspective D :
Rear view of the northern facade

NOT TO SCALE

DA13 Stewart House
44 Kooloora Ave., Freshwater

Perspectives

8/12/20 DA Submission



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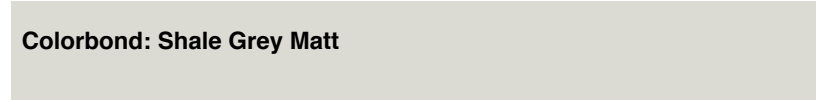
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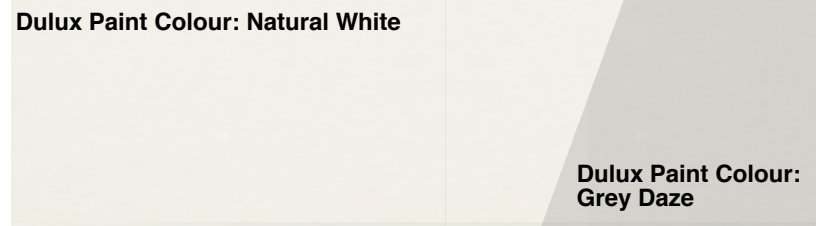
Roof + Gutters

01



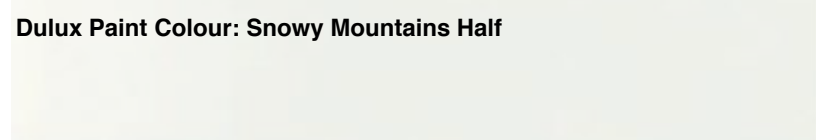
Upper Walls

02



Soffit

03



Glazed Windows and Doors

04



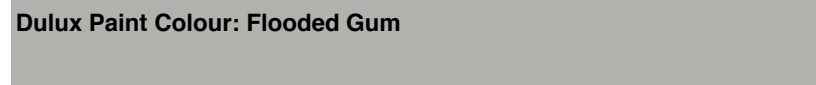
Aluminium Windows, Doors & Screens

05



Structural Steel

06



Concrete

07



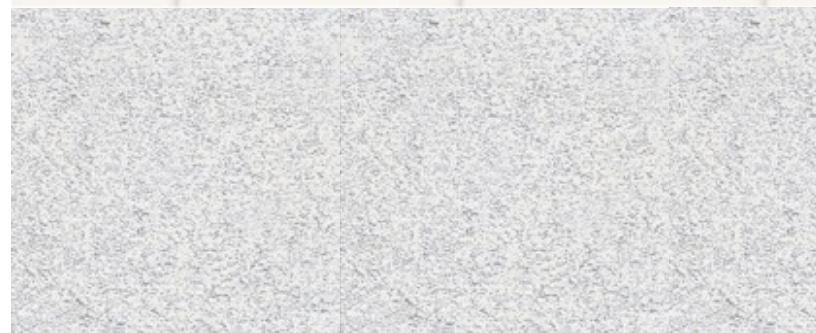
Brickwork

08



External Paving

09



NOT TO SCALE

DA14 Stewart House
44 Kooloora Ave., Freshwater

Colours & Finishes Sample Board

7/12/20 DA Submission



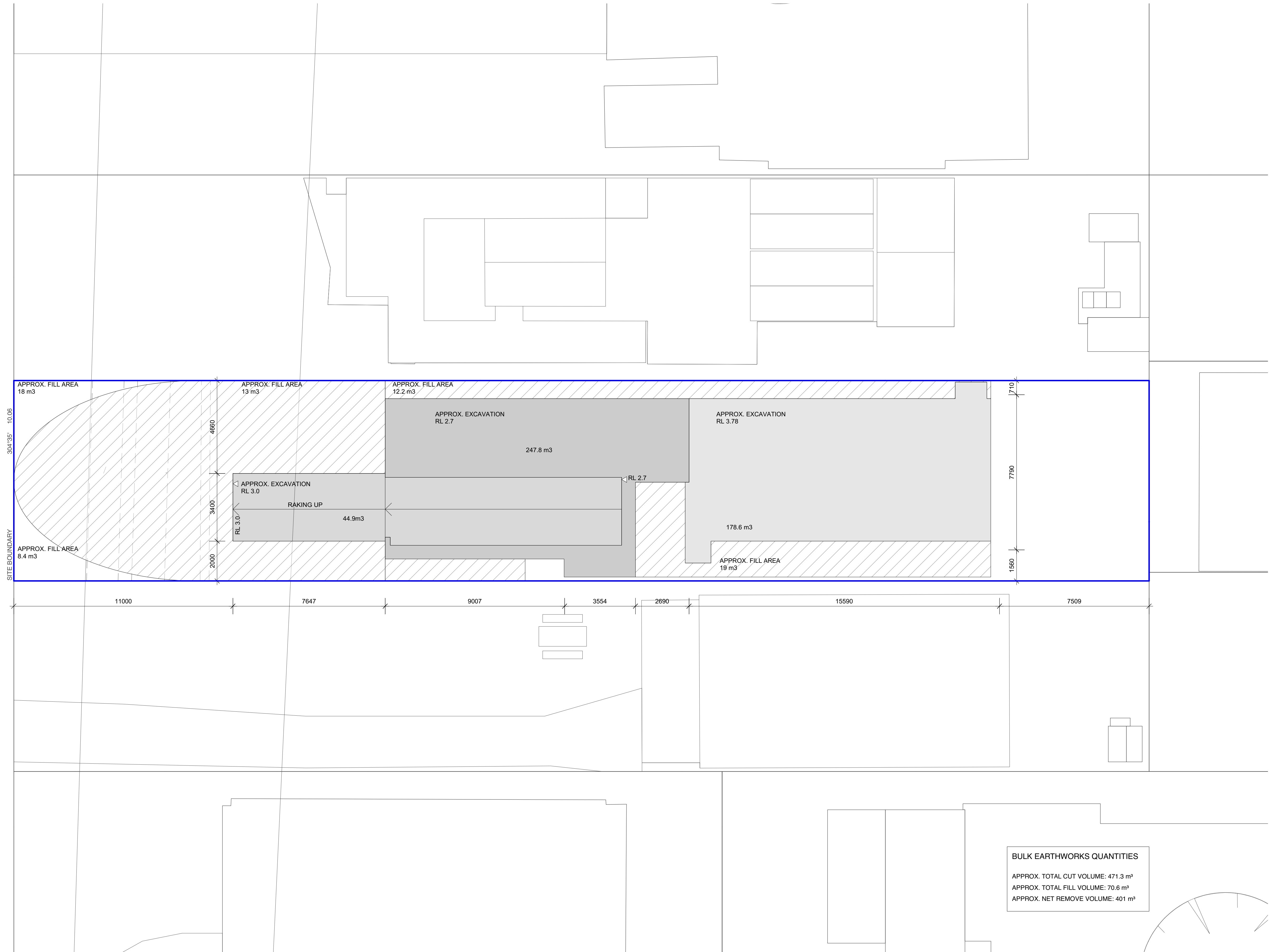
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Excavation and Fill Plan



BULK EARTHWORKS QUANTITIES
 APPROX. TOTAL CUT VOLUME: 471.3 m³
 APPROX. TOTAL FILL VOLUME: 70.6 m³
 APPROX. NET REMOVE VOLUME: 401 m³



1:100 @ A1 + 1:200 @ A3



LEGEND

- SITE BOUNDARY
- - - SITE SETBACKS
- EXCAVATION ZONE
- FILL ZONE

DA15 Stewart House
 44 Kooloora Ave., Freshwater

Excavation and Fill Plan

8/12/20 DA Submission



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